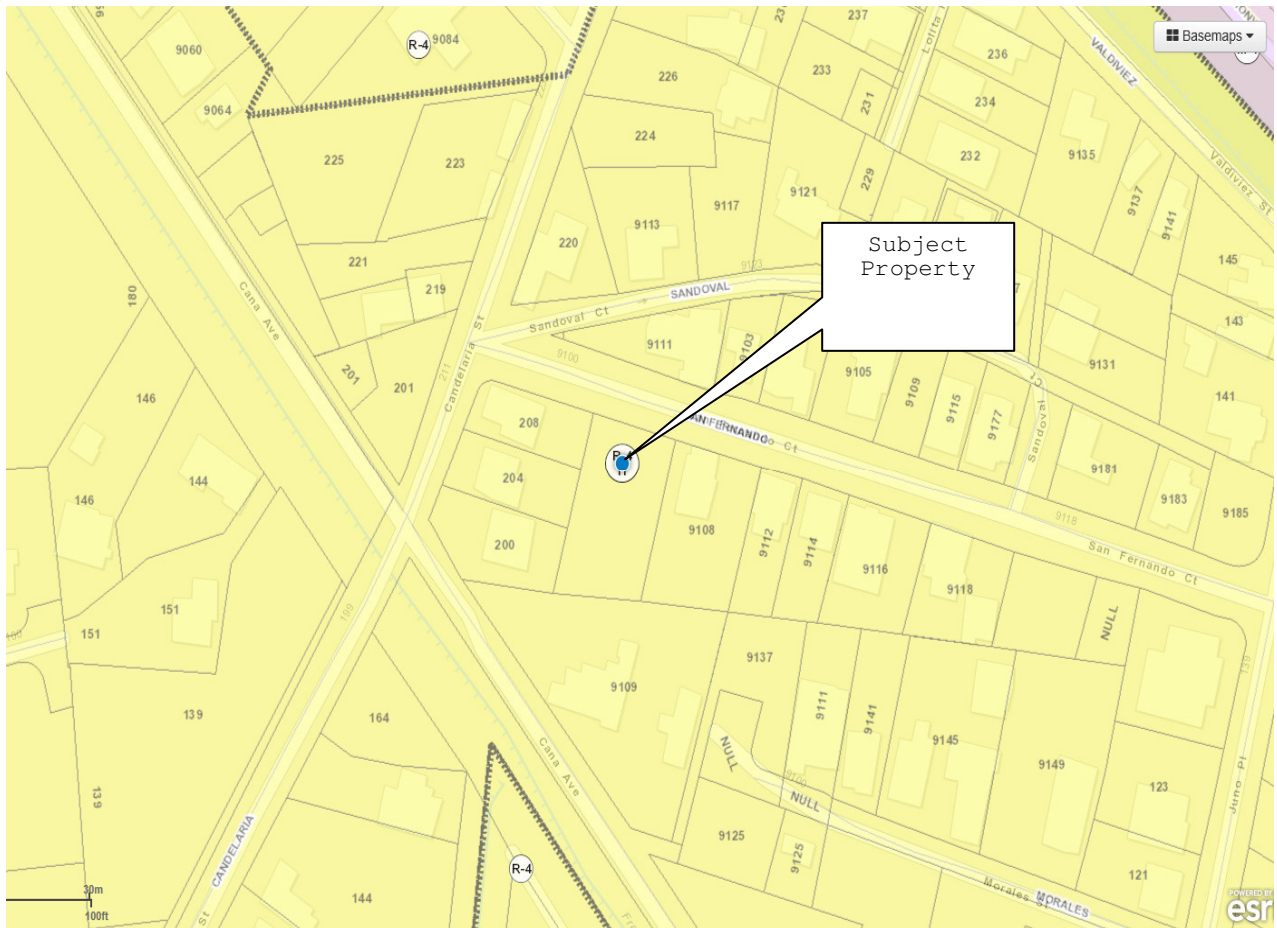




PHAP15-00005

Date: February 9, 2015
Application Type: Certificate of Appropriateness
Property Owner: Juan Alderete
Representative: Juan Alderete
Legal Description: Being Indian Town Tr. 11, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 9104 San Fernando Court
Representative District: #6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of a one story duplex
Application Filed: 1/26/2015
45 Day Expiration: 3/12/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a one story duplex

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Ysleta Historic District Design Guidelines recommend the following:

- *The purpose of reviewing proposed alterations to structures within the Ysleta Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building's historic integrity.*
- *Height of new buildings should conform to the heights of existing surrounding buildings.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Solids and voids (walls to windows and doors) establish a pattern in the façade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport. Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete and gravel. Use plantings to screen parking areas.*
- *Landscaping is an inherent part of a building's sitting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs and lawns to properly mature. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Window frames and trim are sometimes elaborate. In Ysleta, however, window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its style.*
- *Doors are important elements contributing to the character of structures. Proportion, composition in elevation, detail and trim are all essential to the overall scheme.*
- *Porches (portales) are functional as well as decorative features that help to define the overall character of a building.*
- *Appropriate masonry for the Ysleta Historic District includes brick, stone, terra cotta, stucco finishes or synthetic coatings, and adobe.*
- *Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units and radio and television antennae.*
- *Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either*

blend or clash with neighboring structures.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

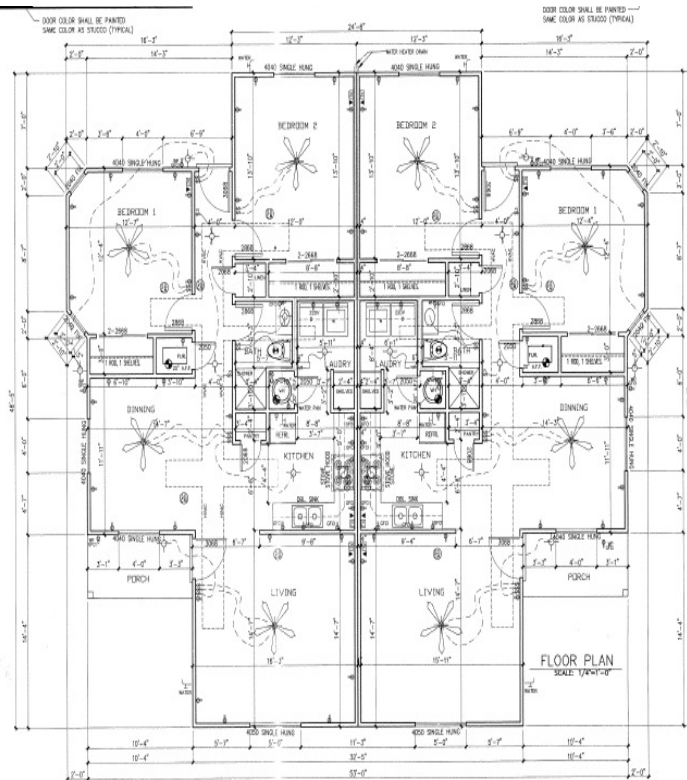
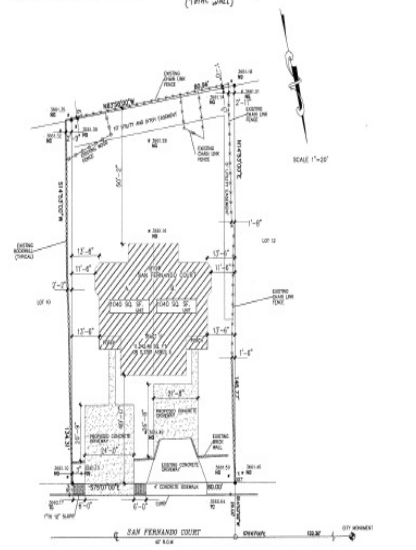
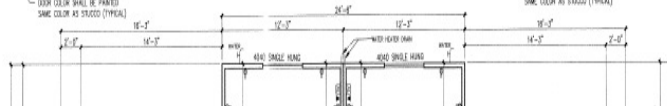
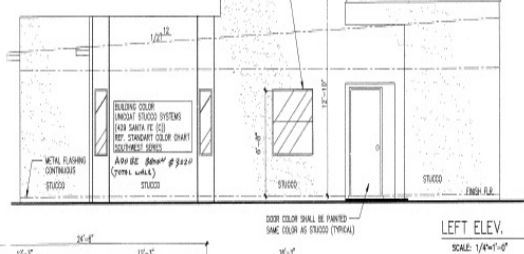
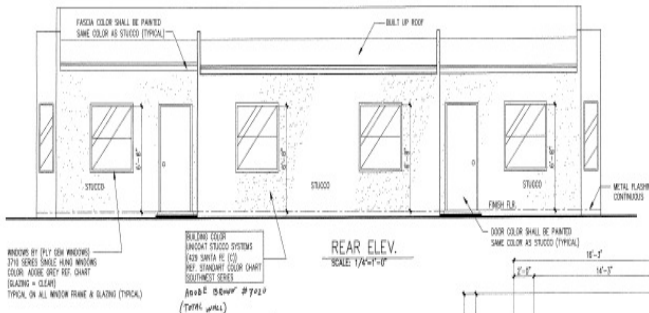
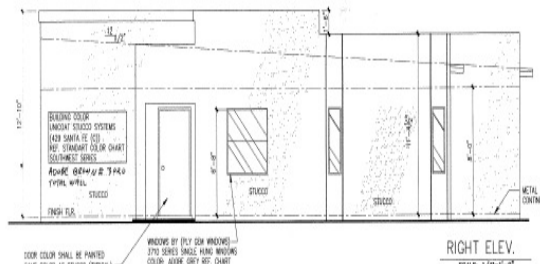
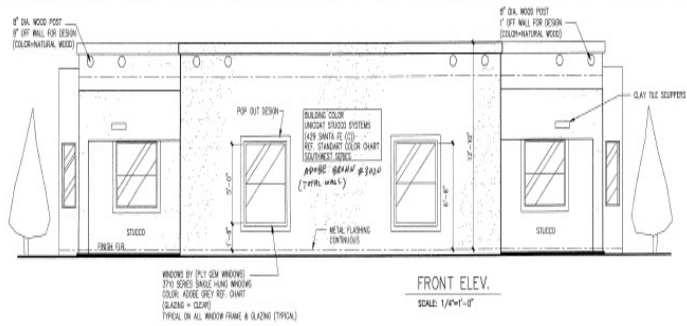
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The modifications are that 1.the driveways shall be constructed at the rear of the property and not in front of the main façade; 2. mechanical equipment shall be installed behind the rear façade; 3. the main façade shall be redesigned so that it features entrances with porches to the apartments facing San Fernando Court; 4. the windows will not have pop outs or window surrounds but will have masonry sills to resemble the fenestration patterns on the block; 5.the windows shall be one-over-one sash and have multi-lights with three dimensional exterior applied muntins to resemble the predominant window patterns on the block; 6.landscaping shall be planned so that the existing trees will be replaced and the landscaping character of the area is maintained; 7.the color of the new building (Adobe Brown) shall be changed to a lighter color that is in keeping with the dominant colors on the block; and 8.the building setback shall be in line with the other buildings on the street.

AERIAL MAP



PROPOSED PLANS AND ELEVATIONS

SYMBOLS

- DUPLEX CONVENIENCE OUTLET
- DUPLEX CONVENIENCE OUTLET + GROUND FAULT CIRCUIT INTERRUPTER
- SINGLE POLE WALL SWITCH
- THREE WAY WALL SWITCH
- BRACKET LIGHT FEATURE
- TV OUTLET
- TELEPHONE / DATA SYSTEM OUTLET
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR

NEW DUPL
MR. ALDER
9101 SAN FERNANDO COURT

SHEET TITLE:
SITE PLAN
FLOOR PLAN
ELEVATIONS

DRAWN BY:
JA
CHECKED BY:
JA
PROJECT No.
100709
DATE:
SEP 29, 2014

SHEET:
A1.1
PAGE: 1
OF: 1

$$\begin{aligned} \text{UNIT A:} \quad & \text{TOTAL LIVING AREA} = 1049 \text{ SQ. FT.} \\ & \text{FRONT PORCH} = 50 \text{ SQ. FT.} \end{aligned}$$

**1 DUPLEX FOR:
ALDERETE**
INANDO COURT